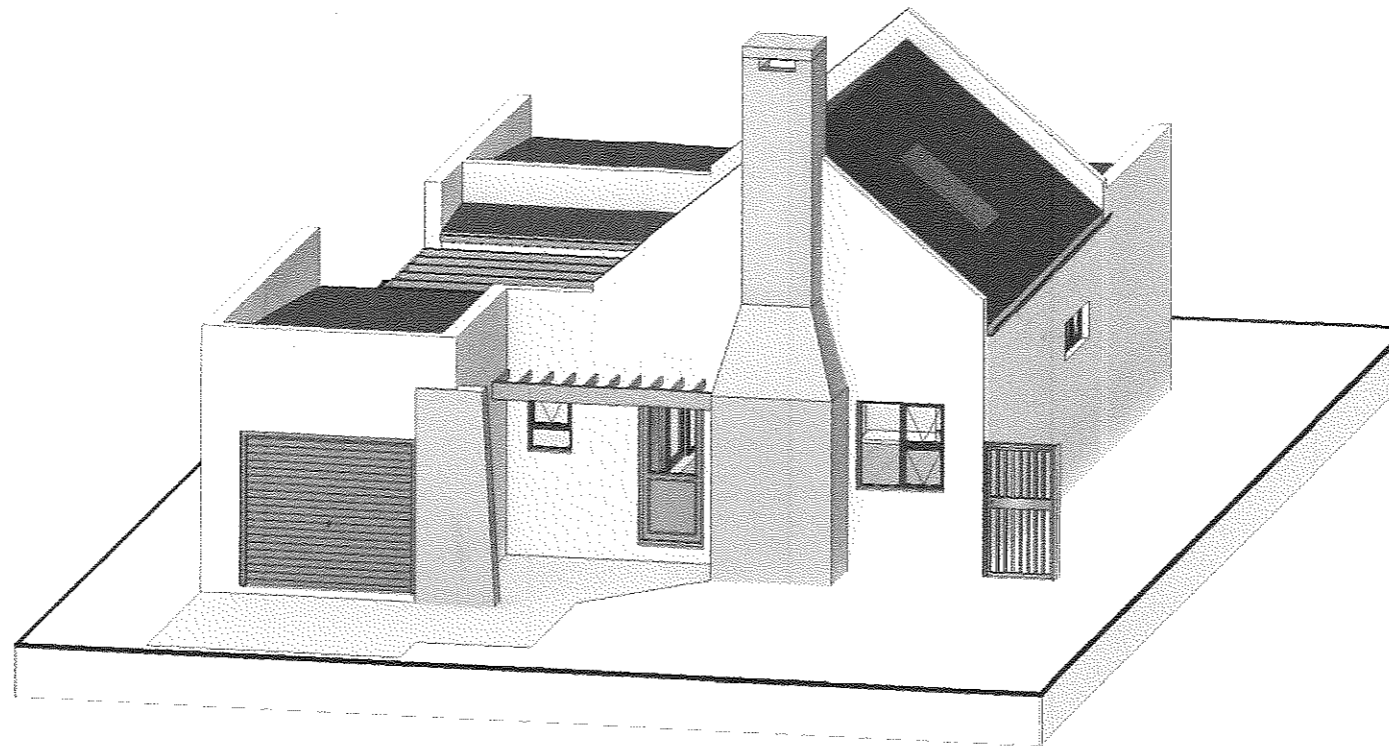
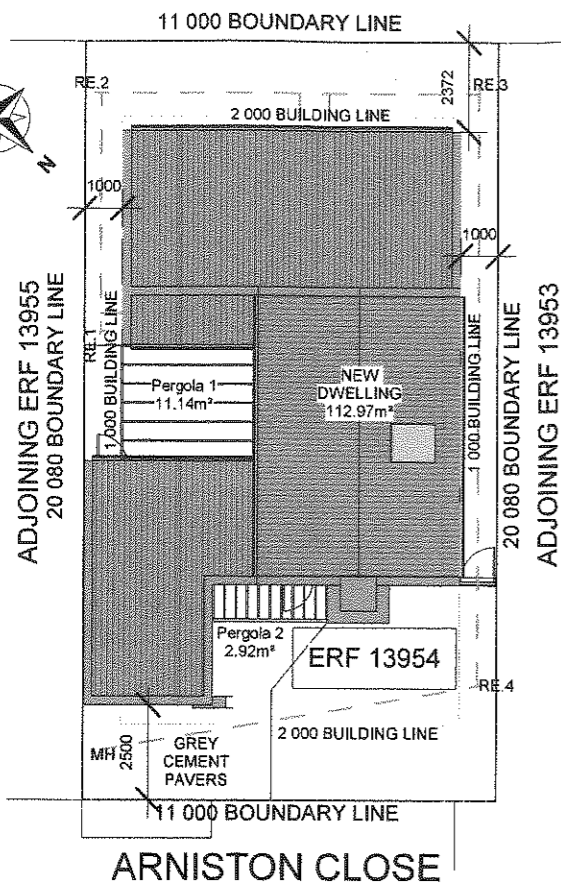


PORTION 8 OF THE FARM
KLIPRUG NO. 282



GENERAL NOTES:

MEET THE REGULATIONS OF THE LOCAL AUTHORITY
AS PER BUILDING ACT 103/1977.

- REGARDLESS OF DEPTH SHOWN ON SECTION, EXCAVATE TO A DEPTH TO PROVIDE A SOLID AND UNIFORM FOUNDATION TO ALL FOOTINGS.
- LAY OVER ALL OPENINGS NO.2 "STRESSO" RCID LINTOLS WITH A MIN. BEARING AT EACH END OF 230mm SUPPORTED IN CENTRE FOR 5-14 DAYS.
- LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATION OF MIN. 4 COURSES.
- ALL CAVITY WALLS TO BE BUILT SOLID UP TO DPC LEVEL.
- A MIN. OF 3 COURSES OF BRICKWORK BELOW WALL PLATES AND ABOVE ALL WINDOWS.
- ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
- ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED PRIOR TO WORK COMMENCING.
- GULLEY RIMS TO BE NOT LESS THAN 150mm ABOVE THE FINISHED SURROUNDING GROUND LEVEL AND NOT LESS THAN 150mm BELOW CROWN OF THE LOWEST TRAP SERVING ANY SANITARY FIXTURE.
- DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.(NGL)
- THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
- ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE LAWS. ACT 103/1977
- ALL RC SLABS, BEAMS, COLUMNS, STAIRS AND FOOTINGS TO ENGINEERS DETAIL.
- BOUNDARY WALLS TO BE DESIGNED AND BUILT IN ACCORDANCE WITH TABLE 17 AND 18 OF PART K OF THE NBR
- DRAINAGE AND SEWER LAYOUT TO COMPLY WITH SANS 10400P. FIRE PROTECTION TO COMPLY WITH SANS 10400T.
- ALL CONSTRUCTION ACCORDING TO REGULATION XA COMPLIANCE REPORT.

Area & Coverage

Dwelling	:	113.06m ²
Pergola 1	:	11.14m ²
Pergola 2	:	2.92m ²
Total Footprint	:	113.06m ²
Plot Size	:	220.89m ²
Coverage	:	51.18%
Boundary Wall Length	:	24.45m

Site Plan

Scale 1 : 200

Antwaael in terme van Artikel 6 (1) (a) van die Wet op Nasionale Bouregulasies. (Wet 103 van 1977 soos gewysig). Recommended in terms of Section 6 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

27/7/2023
Datum

Boubeheer/Beheer
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Boustandaarde. (Wet 103 van 1977 soos gewysig) vir 12 maande. Approved in terms of section 7 (1) (a) of the National Building Regulations. (Act 103 of 1977 as amended) for 12 months.

Besigtiger/Beheer
Inspector/Beheer

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

19/06/2023

WALL CONSTRUCTION:
TO COMPLY WITH SANS 10400 PART-R, 10400XA-4.4.3
-MAXI CEMENT BRICKS SHALL COMPLY WITH SABS 10400 PART-KK3 & KK4
-BRICKFORCE TO BE PROVIDED AFTER EVERY FOURTH(4) BRICK COURSE AND EVERY SECOND COURSE ABOVE ALL OPENINGS.
-WALL TIES TO BE EVENLY DISTRIBUTED AT 2.5 TIES/m².
-MOVEMENT/CONTROL JOINTS TO BE FILLED IN WITH APPROVED BITUMEN IMPREGNATED BOARD OR EXPANDED POLYETHYLENE STRIPS UNLESS OTHERWISE SPECIFIED.
-WEEPHOLES TO BE PROVIDED @ MIN. 690mm C/C.
-PREFABRICATED PRE STRESSED CONCRETE LINTELS TO BE USED OVER ALL OPENINGS EXCEEDING 600mm AND LAID TO MANUFACTURES SPECIFICATIONS.
-375 MIC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
-INTERNAL WALLS TO BE SMOOTH PLASTERED PAINTED WHITE. GARAGE WALLS TO BE BAGGED.
-EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED AS INDICATED ON ELEVATIONS.
- TO REGULATION XA COMPLIANCE REPORT

FLOOR COVERING:
- FINISH AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION ON 100mm CONCRETE 25 Mpa REINFORCED WITH 193 WELDED MESH ON 250mic DAMP PROOF MEMBRANE ON WELL COMPACTED FILL WHICH MUST BE FREE FROM CLAY OR ANY OTHER ORGANIC MATERIALS.
- TO REGULATION XA COMPLIANCE REPORT

GLAZING:
- TO COMPLY WITH SANS 10137, SANS 10400 PART N, SANS 204 & SANS 10400-XA
- ALL GLAZING WITHIN 500MM OF THE FFL TO BE SAFETY GLASS
- ALL GLAZING IN DOORS TO BE SAFETY GLASS
- ALL GLAZING WITHIN 1000mm OF DOORS TO BE SAFETY GLASS.
- ALL GLAZING EXCEEDING 1m² AND LOWER THAN 500mm FROM FFL TO BE SAFETY GLASS.
- ALL BATHROOMS TO HAVE OBSCURE GLASS
- TO REGULATION XA COMPLIANCE REPORT

FOUNDATIONS:
-ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H
-FOUNDATIONS TO BE NOT LESS THAN 20 MPa AT 28 DAYS.
-EXTERIOR WALL FOUNDATIONS TO BE 600X200 STEP FOUNDATION OR TO ENG. SPECIFICATIONS.
-INTERNAL WALL FOUNDATIONS TO BE 400X200 STEP FOUNDATION OR TO ENG. SPECIFICATIONS.
-3X Y12 REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS SPACED 100MM C/C WITH MINIMUM 50MM COVERING.
-BRICKFORCE SHALL BE PROVIDED IN EVERY COURSE IN FOUNDATION BRICKWORK.
-RETAINING WALL FOUNDATIONS AS PER SANS10400 PART H 4.4.

FINISHES:
SPLASH BACK TILES @ BATH, SHOWER, STOVE, SINK. NO SPLASH BACK BEHIND BASINS. REFER TO SPECIFICATION LIST.

RAINWATER GOODS:
- Light Grey "D" SHAPE 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS
- ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO FITTED BY SPECIALIST.
- 75mm DIAMETER Light Grey DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
- STORMWATER TO THE STREET VIA WATER CHANNEL OR REMAIN ON THE PLOT. MAKE PROVISION THAT NO WATER MOVE TO PLOTS ENCRACHED TO COMPLY WITH SANS 10400R (SECTION R OF NBR AND BS ACT 103.1977.

DRAINAGE:
- ALL DRAINAGE(IL'S, CL'S) AND SAW TO BE CONFIRMED WITH PLUMBER FOR CORRECTNESS AND ACCURACY. ALL TO COMPLY TO LOCAL REGULATIONS.
- ALL COLD WATER CONNECTIONS TO SANITARY FITTINGS ARE TO BE Ø15mm.
- ALL WASTE PIPES TO HWB'S AND SINKS ARE TO BE MIN 40MM UNLESS OTHERWISE INDICATED.
- ALL SEWER LINES/PIPES CLOSER THAN 1m TO ANY WALL TO BE BOXED WITH 300X300 RC.
- 125mm HALFROUND PVC GUTTERS WITH 75mm DOWNPIPES (VENT PIPES - 2mm, SUB AND STACK STYLE).
- ALL COVER LEVELS TO BE A MIN. OF 76mm ABOVE THE NORMAL GROUND LEVEL. (NGL)
- ALL DRAINAGE PIPING BELOW FOUNDATIONS OR DRIVEWAYS TO BE ENCASED IN CONCRETE.
- ALL WASTE FITTINGS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTHS, WASTE FITTINGS TO HAVE RE-SEAL TRAPS.
- PROVIDE AIRBRICKS TO EXT. WALL BELOW BATH.
- RE'S TP BE PROVIDED AT ALL BENDS AND JUNCTIONS.
- PLUMBER TO SUPPLY AND INSTALL STOPCOCK EXTERNALLY ACCESSION COLD WATER SUPPLY LINE.
- COLD WATER TO BE 22mm POLYCOP OUTSIDE, 15mm PEX INSIDE, 15mm AT FITTINGS
- ALL EXPOSED PIPES TO INDOOR OR OUTDOOR AIR, CONVEYING HOT WATER TO AND FROM THE HOT WATER CYLINDERS AND HEATING SYSTEMS, SHALL BE INSULATED WITH PIPE INSULATION MATERIAL WITH AN R-VALUE IN ACCORDANCE WITH TABLE 11 AS PER SANS 10400, PART XA, SECTION 6.1
- ALL PLUMBING AND DRAINAGE MUST BE CONCEALED WITHIN THE WALLS.

HAB
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Principal Member:
Hanrich Bieldt
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44A Mars Str. Vredenburg

ARCHITECTURE ■ PLANNING ■ DESIGN ■

DWG TITLE: Proposed New Dwelling
On Erf 13954 Saldanha
Saldanha Bay Mun.
For: D2SA

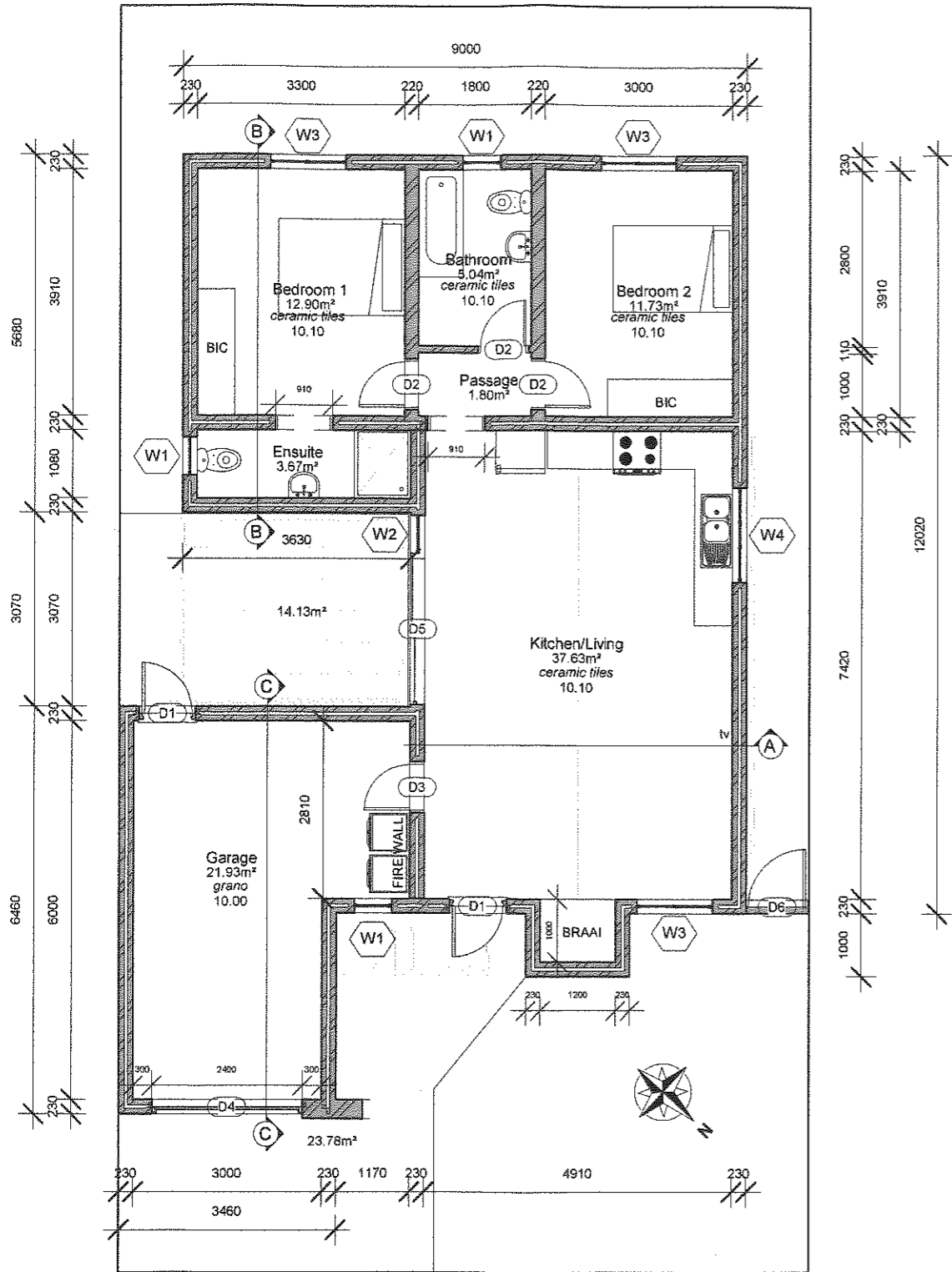
PROJECT NUMBER: 13954SAL0113

DATE: Issue Date

1

SCALE: AS SHOWN

REV:



Floor Plan

Scale 1 : 100

Beoordeling in terme van Artikel 11 (1) (a) van die Wet op Nasionale Bouregulasies, (Wet 103 van 1977 soos gewysig) Recommended in terms of Section 6 (1) (a) of the National Building Regulations and Building Standards, (Act 103 of 1977 as amended)

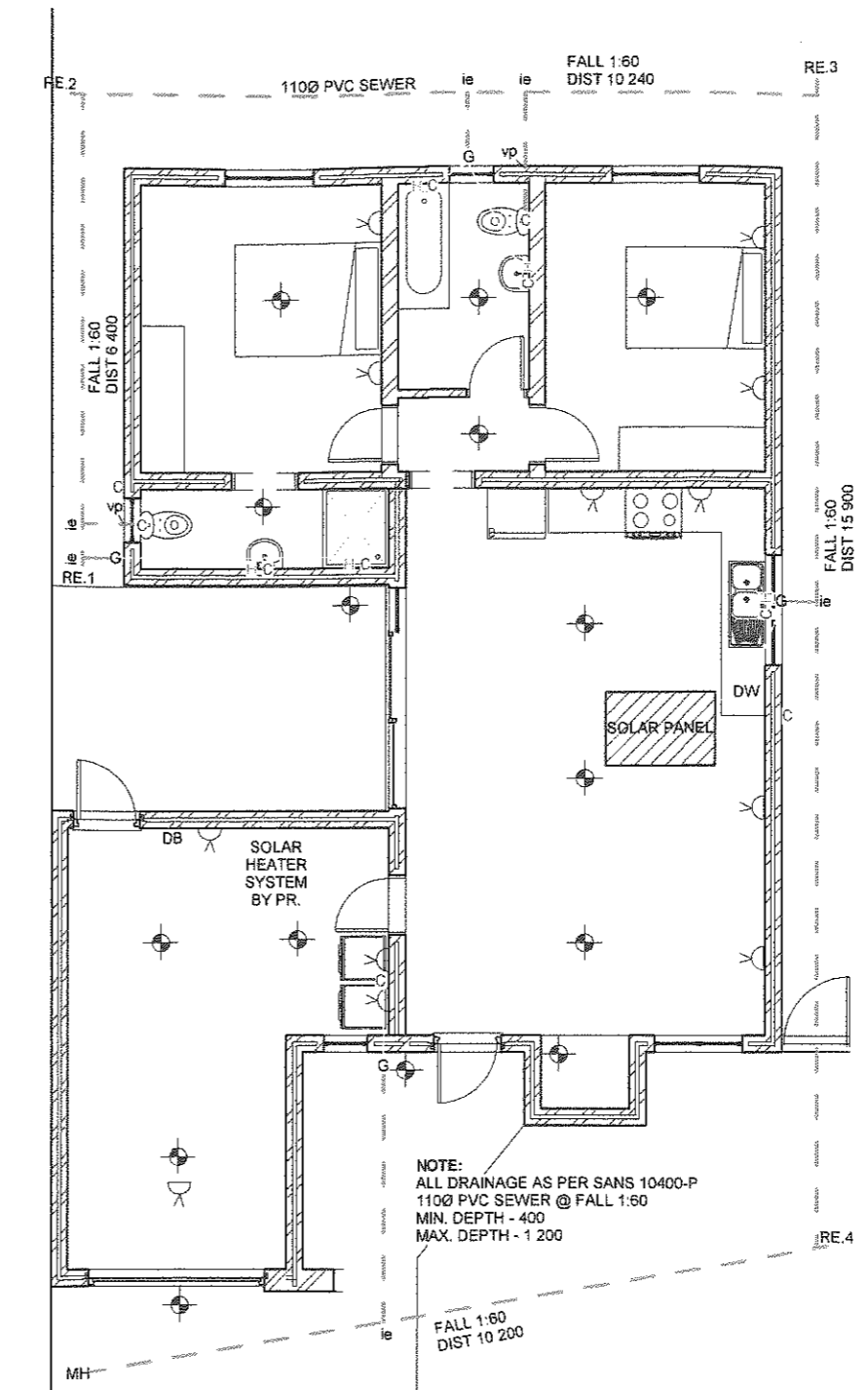
27/7/2023
Datum

Bougeïnterbeampte
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die Wet op Nasionale Bouregulasies en Soebondsstandaarde, (Wet 103 van 1977 soos gewysig) vir 12 maande. Approved in terms of section 7 (1) (a) of the National Building Regulations, (Act 103 of 1977 as amended) for 12 months.

02/05/2023
Datum

Bestuurder/Inwoner
Builder/Client



Electrical and Water Layout

Scale 1 : 100

NOTE:
ALL DRAINAGE AS PER SANS 10400-P
1100 PVC SEWER @ FALL 1:60
MIN. DEPTH - 400
MAX. DEPTH - 1 200

Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE
19/06/2023

HAB
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Principal Member:
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ARCHITECTURE PLANNING DESIGN

DWG TITLE: Proposed New Dwelling
On Erf 13954 Saldanha
Saldanha Bay Mun.
For: D2SA

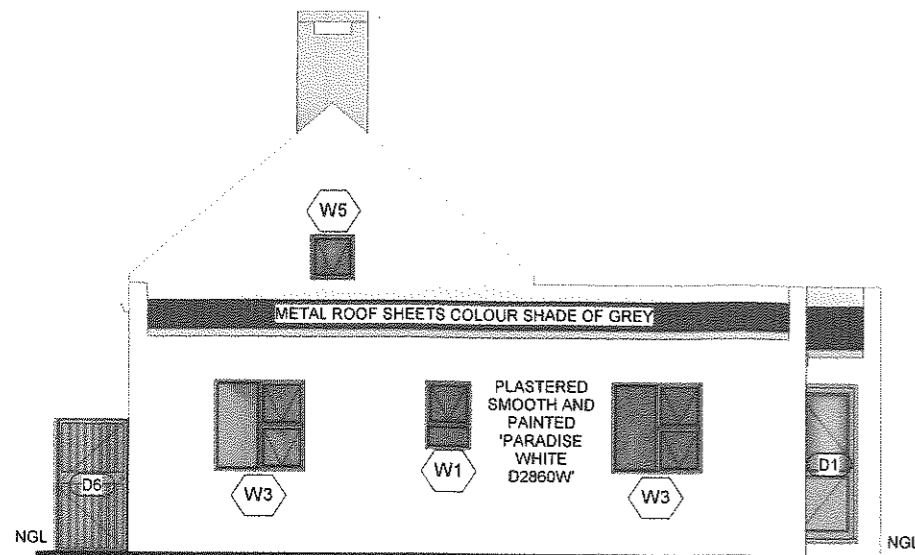
PROJECT NUMBER: 13954SAL0113

DATE: Issue Date

2

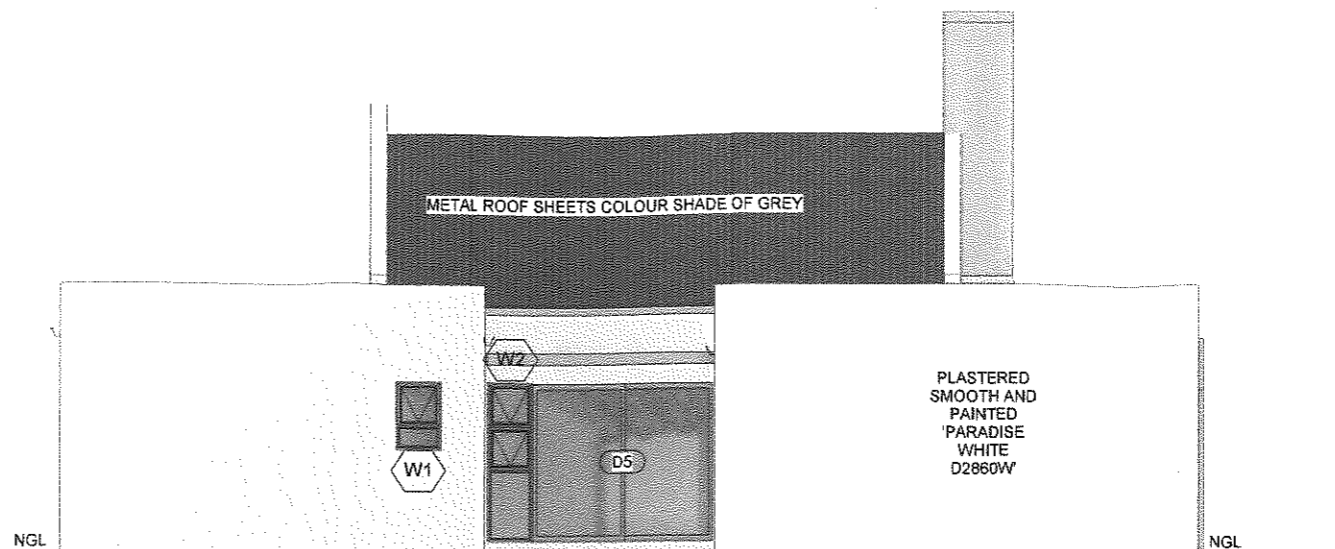
SCALE: AS SHOWN

REV:



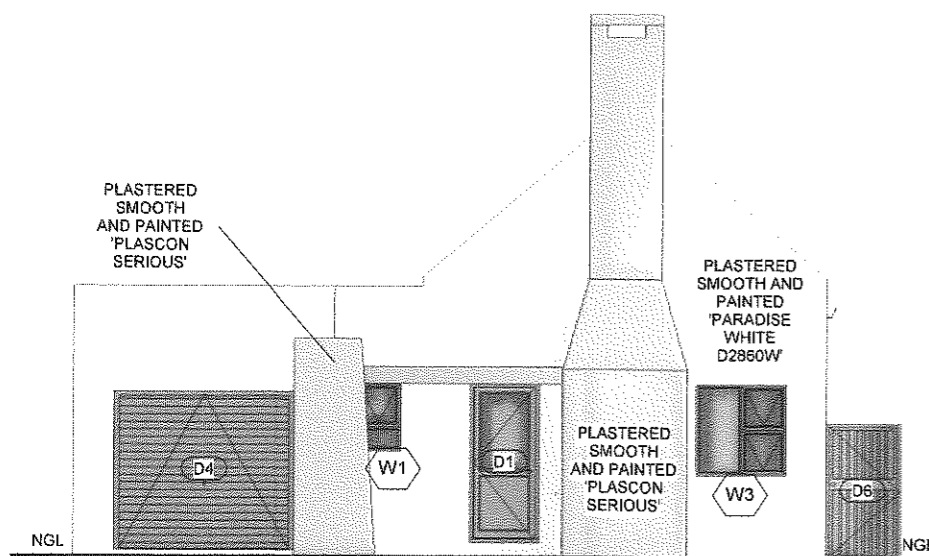
South Western Elevation

Scale 1 : 100



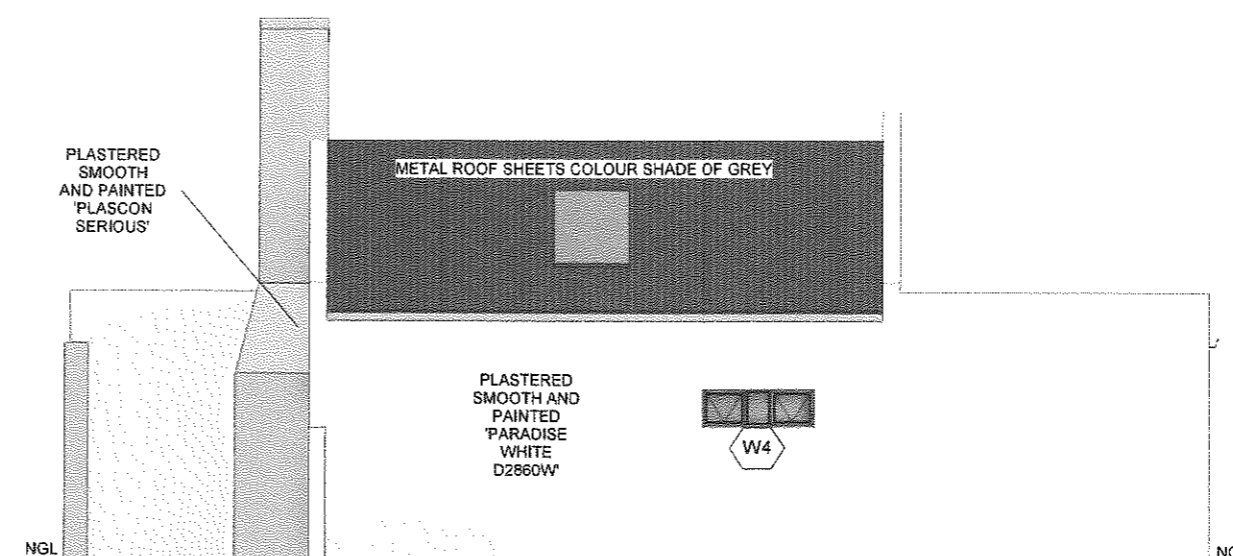
South Eastern Elevation

Scale 1 : 100



North Eastern Elevation

Scale 1 : 100



North Western Elevation

Scale 1 : 100

H. Bieldt
Checked by: H Bieldt
On Behalf of
WELGEDAAN
SECURE ESTATE

19/06/2023

Aanbeveling in terme van Artikel 7 (1) (a) van die
Wet op Nasionale Bouregulasies, (Wet 101 van 1977 soos gewysig,
Recommended in terms of Section 7 (1) (a) of the National Building Regulations
and Building Standards, (Act 103 of 1977 as amended)

27/7/2023
Datum

[Signature]
Bouwerheer/owner
Building Control Officer

Goedgekeur in terme van Artikel 7 (1) (a) van die
Wet op Nasionale Bouregulasies en Goestandaarde,
(Wet 103 van 1977 soos gewysig) vir 12 maande.
Approved in terms of section 7 (1) (a) of the National Building Regulations
(Act 103 of 1977 as amended) for 12 months.

04/08/2023
Datum

[Signature]
Besluiser/Approver
Building Control Officer

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■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

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On Erf 13954 Saldanha
Saldanha Bay Mun.
For: D2SA

PROJECT NUMBER: 13954SAL0113

DATE: Issue Date

3

SCALE: AS SHOWN

REV:

View	Door Number	Width	Height	Material	Area of Glazing
	D.1	910	2 110	Shade of Grey Powder Coated Aluminium	0.81m²
	D.2	810	2 110	Hollow core	N/A
	D.3	810	2 110	Fire Door With Self Closing Device	N/A
	D.4	2 400	2 110	Shade of Grey Powder Coated Aluminium	N/A
	D.5	2 400	2 110	Shade of Grey Powder Coated Aluminium	5.04m²
	D.6	900	1 800	Shade of Grey Powder Coated Aluminium	N/A
Total Area of Glazing					5.85m²

Door Schedule

Scale 1 : 100

Goedgekeur in terme van Artikel 7 (1) (a) van die
 Wet op Nasionale Bouwregulasies en Bouwstandaarde.
 Recommended in terms of Section 7 (1) (a) of the National Building Regulations
 and Building Standards, (Act 103 of 1977 as amended)

27/1/2023
 Datum

Goedgekeur in terme van Artikel 7 (1) (a) van die
 Wet op Nasionale Bouwregulasies en Bouwstandaarde.
 Approved in terms of section 7 (1) (a) of the National Building Regulations
 (Act 103 of 1977 as amended)

04/08/2023
 Datum

[Signature]
 Bouwheerbeampte
 Building Control Officer

[Signature]
 Sentruurle Bouwheer

View	Window Number	Type	Width	Height	Material	Count	Area of Glazing
	W.1	PT69	600	900	Shade of Grey Powder Coated Aluminium	3	1.08
	W.2	PTT621	600	2 100	Shade of Grey Powder Coated Aluminium	1	1.26
	W.3	PTT1212	1 200	1 200	Shade of Grey Powder Coated Aluminium	3	4.32
	W.4	PTT155	1 500	500	Shade of Grey Powder Coated Aluminium	1	0.75
	W.5	PT66	600	600	Shade of Grey Powder Coated Aluminium	1	0.36
Total Area of Glazing							7.77m²

Window Schedule

Scale 1 : 100

XA Compliance report

Occupancy: H4
 Climate zone: 4 Temporal Coastal

Lighting and Power
 LED to comply with SANS 10400 XA

Hot water services
 Electrical resistance heating elements may not exceed 50% of annual average hot water requirements by volume as per SANS 10400 XA

Floors
 Min. Insulation R-value: 1.0m².K/W as per SANS 10400 XA

External Wall Construction as per SANS 10400 XA
 Wall type: Masonry

Min. requirements for external walls other than Category 1 Buildings
 Surface Density Energy Zone R-Value (m².K/W) Min. requirement
 ≥270kg/m² 4 0.6 50mm cavity wall

-Single-leaf masonry walls in category 1 buildings shall have a nominal wall thickness greater of equal to 140mm

Roof Construction
 To comply with SANS 10400 XA

Min. required Total R-Value (m².K/W): 3.7
 Direction of heat flow: Up
 Est. minimum added R-Value of insulation (m².K/W): 3.35

Generic Insulation: Glass wool blanket
 Density: 10 to 18 kg/m³
 Thickness: 135mm

Building sealing as per SANS 10400 XA

Glazing % in relations to Net Floor Area

Net Floor Area	76.90m²
Windows	7.77m²
Doors	5.85m²
Total Area Glazing	13.62m²
Glazing %	17.71%

Glazing requirements as per SANS 10400 XA Fenestration

Total fenestration area for each storey/nett floor area for each storey (%)	U-Value (W/m².K)	Maximum solar heat gain coefficient (SHGC)		
		Vertical fenestration with West, North-West, North, North-East and East sector orientation		Vertical fenestration with South-West, South and South-Eastern orientation
		With shading in accordance with 5.2.2 of SANS 10400 XA	With no shading or not in accordance with 5.2.2 of SANS 10400 XA	
≤ 20 %	Any Solution	Any Solution	Any Solution	Any Solution
≤ 25 %	5,20	0,66	0,49	Any Solution
≤ 30 %	4,40	0,53	0,44	Any Solution

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 SECURE ESTATE

19/06/2023

5

SCALE: AS SHOWN

REV: